

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/27 Langford Street, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$895,000

Property Type

Unit

Suburb

Surrey Hills

Period - From

06/07/2023

to

05/07/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/227 Union Rd SURREY HILLS 3127	\$807,000	04/05/2024
2	2/58 Windsor Cr SURREY HILLS 3127	\$775,000	18/04/2024
3	2/23 Broughton Rd SURREY HILLS 3127	\$760,000	09/03/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/07/2024 12:13

2/27 Langford Street, Surrey Hills Vic 3127



2 -

Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
06/07/2023 - 05/07/2024: \$895,000

Comparable Properties



4/227 Union Rd SURREY HILLS 3127 (REI) **Agent Comments**

2 1 1

Price: \$807,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Unit



2/58 Windsor Cr SURREY HILLS 3127 (REI/VG) **Agent Comments**

2 1 1

Price: \$775,000
Method: Private Sale
Date: 18/04/2024
Property Type: Villa



2/23 Broughton Rd SURREY HILLS 3127 (REI/VG) **Agent Comments**

2 1 1

Price: \$760,000
Method: Auction Sale
Date: 09/03/2024
Property Type: Unit

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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